

August 25, 2009

**Specific Use Permit:** Children's Garden Montessori (SUP09-0004)  
**Owner(s):** The Baptist Church Loan Corporation

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**DESCRIPTION:**

A request for a Specific Use Permit for a Child Day Care on one lot on 5.7± acres on the west side of Custer Road, 200± feet south of Stonebridge Drive. Zoned Planned Development-176-Single Family-1. Neighborhood #15. JE

**HISTORY:**

**ORDINANCE NO. 03-06-42** – City Council adopted the Ordinance on June 3, 2003, rezoning the property from Agricultural to Planned Development-176-Single Family-1, which allowed a church by right and a child day care subject to approval of a Specific Use Permit.

**REMARKS:**

Children's Garden Montessori is requesting a Specific Use Permit for a Child Day Care. The proposed school will be 24,000 square feet in area and will have 250 students. The Comprehensive Zoning Ordinance requires 65 square feet of play space for each child, totaling 16,250 square feet. The project will provide 25,245 square feet, exceeding the minimum requirement by 7,750 square feet.

Zoning and land use of the surrounding properties are as follows:

| Direction                  | Land Use      | Zoning                                  | Comprehensive Plan    |
|----------------------------|---------------|---|-----------------------|
| North                      | Single Family | Planned Development-161-Single Family-1 | Residential           |
| East<br>(City of McKinney) | Vacant        | Planned Development – Mixed Use         | Commercial and Office |

|              |        |  |             |
|--------------|--------|--|-------------|
| <b>South</b> | Vacant | Planned<br>Development-176-<br>Single Family | Flood Plain |
| <b>West</b>  | Vacant | Planned<br>Development-176-<br>Single Family | Flood Plain |

The Zoning Ordinance lists four criteria to consider in determining the appropriateness of the SUP request. The following is the four criteria and staff's comments on each of the criteria.

1. Is the property harmonious and compatible with its surrounding existing uses or proposed uses?

Day cares are allowed in several residential and non-residential zoning districts with the approval of a Specific Use Permit. The Comprehensive Plan recommends that:

- Day care centers should be located along major and minor thoroughfares, or as part of a mixed use development located on a collector street or higher.

The day care center has access from Custer Road, a major thoroughfare and from Wellshire Drive, a residential street in Stonelake Estates to the north. The northern-most driveway along Custer Road will be a right-in/right-out and the southern-most driveway will have access from a median opening. The access from Wellshire Drive will be connected by a roundabout to discourage cut through traffic from the Montessori school going out to Stonebridge to use the signal.

The applicant has also mitigated unwarranted traffic by designing the drop-off and pick-up in a manner that makes it inconvenient for vehicles to use Wellshire Drive to exit the site. The main entrance of the Montessori school is on the east side of the building. The drop-off and pick-up traffic will circulate clockwise around the building, entering the stacking lane. Once parents drop-off or pick-up, the vehicle is forced to drive south to the driveway that exits onto Custer Road. If someone wants to exit on Wellshire Drive, they would have to circulate around the building again and through the roundabout. Exhibit C depicts this circulation pattern. A queuing study and Traffic Impact Analysis has been reviewed and approved by the Traffic Engineer.

- Day care centers should have direct access from a median opening.

The day care has access to a median opening on Custer Road. This median opening will be shared access with the future church shown on Lot 2 to the south.

- The architectural character of day care centers should be compatible with surrounding residential uses (other surrounding uses also noted).

The proposed building will be constructed with brick and a stone watercourse. It will have a pitched roof to match the single family homes to the north. The proposed building is harmonious and compatible with surrounding residential uses.

- Parking areas should be screened with landscaping or berms.

Parking areas have been moved away from the residential areas. The landscaping will meet the requirements set forth in the Zoning Ordinance.

- Day care centers should not be located at residential subdivision entrances.

The day care center is not located at a residential subdivision entrance. The proposed use is harmonious and compatible with the adjacent land uses.

2. Are the activities requested by the applicant normally associated with the requested use?

The applicant is providing more outdoor play space than required, as mentioned earlier in this report. Parking is adequate. In addition, a drop-off lane and stacking is provided exclusive of the fire lane. The activities requested by the applicant are normally associated with the requested use.

3. Is the nature of the use reasonable?

The development of this use is reasonable as it will serve the residents of the adjacent subdivisions. The proposed layout of the site complies with the requirements set forth in Planned Development-176 and the request complies with the day care center location standards.

4. Has any impact on the surrounding area been mitigated?

As previously mentioned, the circulation of the site was designed to discourage cut through traffic from exiting north through Wellshire Drive and to the signal at Stonebridge. Residents living in Stonelake Estates are likely to use the residential street connection for their convenience since they live in the neighborhood.

This site does not contain any protected trees. The applicant is proposing a berm with a living screen consisting of two rows of Eastern Red Cedars and Mondell Pine (or a similar species) planted 25 feet on center adjacent to the residential properties to the north. They will also be dressing up the detention pond along Custer Road with vegetation.

A meeting between the applicant and the Stonelake Estates Homeowner's Association was held on August 6, 2009. The residents attending this meeting were supportive of this request.

**SUMMARY:**

In staff's opinion, the request meets all four criteria for approval of a Specific Use Permit. Staff recommends approval of the request.

**RECOMMENDATION:**

Recommended for approval subject to a maximum of 250 students.